



holroyd miller

Commercial



TO LET

OFFICE BUILDING WITH PARKING

UNIT 2 THORNES OFFICE PARK, MONCKTON ROAD, WAKEFIELD, WF2 7AN

QUALITY OFFICE BUILDING WITH PARKING AMOUNTING TO 198.7 M² / 2137 FT² LOCATED WITHIN A MILE OF WAKEFIELD CITY CENTRE AND JUNCTION 39 OF THE M1. AVAILABLE IMMEDIATELY

RENT £26,750 PER ANNUM PLUS VAT

01924 299494

DESCRIPTION

Open plan office space with interview office partitioned at ground floor and private office partitioned at first floor. Kitchen facilities to both floors, skirting trunking, LED lighting and gas central heating. Double glazed windows with internal further secondary glazing. 7 car parking spaces.



LOCATION

The offices adjoin the A636, Denby Dale Road, within a mile of both junction 39 of the M1 and Wakefield city centre. The building is well located within the West Yorkshire conurbation offering excellent transport links to the surrounding Towns and Cities and the UK as a whole by way of the M1, M62 and the main North Eastern Rail Link to London which is just two hours away

ACCOMMODATION

| ELEMENT | DESCRIPTION | SIZE |
|----------------|--|---|
| Ground Floor | | |
| Entrance Hall | Entrance hall with stairs | |
| W.C | Low flush and basin | |
| Access W.C | Low flush and basin | |
| Office | Large L shaped area with interview office and kitchen/teapoint | 95.4 m ² / 1026 ft ² |
| First Floor | | |
| Main Office | Open plan area with kitchen/teapoint | 87.4 m ² / 940 ft ² |
| Private Office | With glazed partition. | 15.9 m ² / 171 ft ² |
| W.C | Low flush and basin | |
| NET AREA | | 198.7 m ² / 2137 ft ² |

BUSINESS RATES

The property's rateables value will be £23,750 from April 2026. The small business multiplier will be 0.43 from April 2026. Some occupiers may also benefit from transitional relief. More information in respect of rates can be obtained from the Local Authority and the Valuation Office Agency website, www.voa.gov.uk

VAT

The property is presently elected for VAT.

PLANNING

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Wakefield Metropolitan District Council that their proposed use is acceptable.

TERMS

The property is available on a new lease for a term of three years or a multiple thereof at an initial rental of £26,750 plus VAT per annum exclusive of all outgoing on a tenant's full repairing and insuring basis subject to a service charge for maintaining the common areas.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs for the preparation of any lease or tenancy agreement.

PARKING

The property comes with 7 parking spaces.

ENERGY EFFICIENCY RATING

A new Energy Performance Certificate is being prepared.

VIEWING

By prior telephone appointment through the agent.

Contact: Alfie Sullivan Tel 01924 299494 (Option3)

Email: Alfie@holroydmiller.co.uk



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